

Wednesday, March 16, 2022

Town of Halton Hills

1 Halton Hills Drive
Halton Hills, ON L7G 5G1

Attention: Jeff Markowiak, MCIP, RPP, Director of Development Review

RE: COVER LETTER – Official Plan Amendment – 8079 Eighth Line, Halton Hills

Corbett Land Strategies Inc. (CLS), on behalf of the property owner, has been retained by Gilbach (Halton Hills) Inc. (Client) to advance the submission of an Official Plan Amendment (OPA) for the subject lands located at 8079 Eighth Line in Halton Hills. The proposed OPA is intended to re-designate the lands as *Phase 1B Employment Area* and establish land uses which achieve a development concept conceived to include a waterpark and hotel development as well as the development of several other parcels. CLS is the authorized agent for this application and will serve as the primary contact throughout the approval process.

It is noted that only a Local OPA has been submitted at this time. Future planning applications including Zoning By-law Amendment and Site Plan Approval are anticipated but which will be submitted following the decision of this proposed official plan amendment.

SUBJECT PROPERTY

The subject lands are legally described as Part of Lot 1, Concession 9 (ESQ), Town of Halton Hills, Regional Municipality of Halton and municipally located at 8079 Eighth Line in the Town of Halton Hills. As the lands are located north of Steeles Avenue and Eighth Line, they are located within the Premier Gateway Employment Area and as such are envisioned for long-term employment uses. The area of the subject lands is approximately 19 hectares / 47 acres in area and contains frontage of 235 metres along Steeles Avenue and 321 metres along Eighth Line.

The subject lands are occupied primarily by former agricultural and existing environmental features. The lands formerly contained a farmhouse and associated structures, which were removed prior to the current ownership of the lands.

CONTEXT

In the Halton Regional Official Plan, the subject lands are designated as Urban Area and Regional Natural Heritage System. Within the Halton Hills Official Plan, the subject lands are designated Phase 2B Employment Area and Greenlands. The *Premier Gateway Employment Area Phase 2* is intended to accommodate employment growth between 2021 and 2031 and is generally located on both the north and south sides of Steeles Avenue between Eighth Line and the City of Brampton. This area is divided into several designations including the *Phase 2B Employment Area* (Sec. D6.4.2). The Local Official Plan Amendment is required to facilitate the proposed development and redesignate the subject lands to *Phase 1B Employment Area*.

The Town of Halton Hills is currently advancing the Premier Gateway Phase 2B Employment Area Secondary Plan to establish the detailed local planning framework including land use designations and policies. The second phase of the Premier Gateway Employment Area is required for employment purposes to the planning horizon of 2031. This work is underway with numerous technical materials currently being prepared to inform this work. Included within these studies is the completion of a Scope Sub-Watershed Study required to characterize the natural features and system and provide a management plan to mitigate the impacts.

The subject lands are zoned “Agricultural” (A) and. The “A” zone permits legally existing uses and is generally intended as a zone for agricultural and open space uses. A Zoning By-Law Amendment will be required to facilitate the proposed development but which will be submitted at a later date.

DEVELOPMENT PROPOSAL

In support of the proposed Official Plan Amendment (OPA), a conceptual plan has been prepared which proposes the development of a facility containing a waterpark, hotel and other entertainment uses. As described in the Draft OPA, additional uses are proposed to provide further flexibility on the eventual development of the lands. All proposed uses have been established in accordance with permitted employment uses of the *Phase 1B Employment Area* designation or have been confirmed through technical assessment to be employment generating.

The conceptual plan envisions a primary building containing a waterpark, entertainment facility, complimentary services and a 350-room hotel. This building is proposed within Development Block 4 (5.57 ha / 13.76 acres) and is proposed to be supported by surface parking which separate the development from the existing residential uses to the northwest of the subject lands.

A Flying Theatre and Space are contemplated within Development Block #1 (1.64 ha / 4.06 ha). Access to this development is proposed through a bridge span which is further described and evaluated in the submitted Functional Servicing and Stormwater Management Report as well as within the recently resubmitted Scoped Sub-Watershed Study.

Development blocks #2 and 3 (with areas of 0.09 ha and 0.49 ha, respectively) have not been determined at this time. Further analysis is required to confirm stable-top-of-bank and the location of the other features however it is envisioned that these parcels will be used for future employment uses and will be subject to future planning exercises. The proposed uses listed in the Draft OPA are applied to these lands.

Through the submitted conceptual plan, the following is proposed:

Site Statistics	
Use	Area
Site Area	19.06 ha / 47.10 ac
Development Area	7.79 ha / 19.25 ac
Natural Heritage Area	11.27 ha / 27.86 ac
Lobby	501.12 sq. m / 5,394.02 sq. ft.
Hotel (350-room)	8 storeys – 3,701.86 sq. m. / 39,846.52 sq. ft.
Food Hall	1,405.06 sq. m. / 15,123.90 sq. ft.
Waterpark	7,599.22 sq. m. / 81,797.37 sq. ft.
Waterpark Guest Services	2,166.99 sq. m. / 23,325.30 sq. ft.
Arcade	564.37 sq. m. / 6,074.82 sq. ft.
Family Entertainment / Convention Centre	2,811.4 sq. m. / 30,261.63 sq. ft.
Restaurant	464.40 sq. m. / 4,998.79 sq. ft.
Flying Theatre	3,000.00 sq. m. / 32,291.71 sq. ft.
Spa	1,185.55 sq. m. / 12,761.20 sq. ft.
Total	23,399.97 sq. m. / 251,875.18 sq. ft.

OFFICIAL PLAN AMENDMENT

A Local Official Plan Amendment application has been submitted to replace the completion of a Secondary Plan process for the subject lands. The Official Plan amendment proposes to re-designate the subject lands to *Phase 1B Employment Area* as well as establish site-specific provisions on the subject lands which is intended to permit the proposed development. Provisions have also been incorporated within the draft OPA to allow the proposed development to occur in advance of the completion of the Phase 2B Secondary Plan and Scope Sub-Watershed Study. The proposed Official Plan Amendment has been structured to specifically address the uses envisioned within the proposed development. It also ensures that the subject lands are afforded the flexibility to develop with a broad array of employment generating uses.

SUBMISSION MATERIALS

In support of this proposal, the following enclosed materials have been provided for the formal review process:

- Cover Letter (CLS) (March 2022)
- Application Fee
- Signed Application Forms
- Concept Site Plan (CLS) (March 2022)
- Site Survey (Dan Dolliver OLS) (June 2019)
- Planning Justification Report (CLS) (March 2022)
- Draft Official Plan Amendment (CLS) (March 2022)
- Public Consultation Strategy (CLS) (March 2022)
- Signed Environmental Site Screening Questionnaire and accompanying ESA reports
 - Phase 1 Environmental Site Assessment, prepared by DS Consultants Ltd., dated November 28, 2019
 - Phase 2 Environmental Site Assessment, prepared by DS Consultants Ltd., dated May 3, 2020
 - Supplement Phase 2 Environmental Site Assessment, prepared by Blue Frog Environmental Consulting Inc., date October 2, 2020
- Consultant Studies:
 - Employment Analysis and Scoped Needs Assessment (Tate Economic Research Inc.) (March 2022)
 - Functional Servicing Study and Stormwater Management (C.F. Crozier) (March 2022)
 - Pre-development Drainage Plan
 - Post-Development Drainage Plan
 - Preliminary Servicing Plan
 - Preliminary Grading Plan
 - Traffic Impact Study (C.F. Crozier) (March 2022)

On behalf of our Client, CLS thanks the Town for the opportunity to present this project for consideration and looks forward discussing the development prospect. If there are any concerns or questions, please feel free to contact the undersigned.

Prepared By:

Nick Wood

Nick Wood, MES(PI), R.P.P, M.C.I.P
Vice President, Corbett Land Strategies Inc.
416-420-5544

CC: Annette Gilgan, Gilbach (Halton Hills) Inc.
Arik Auerbach, Gilbach (Halton Hills) Inc.